

# \$545,000 - 6487 Badger Street, Oliver

MLS® #10361833

**\$545,000**

3 Bedroom, 1.00 Bathroom, 1,430 sqft  
Single Family on 0.25 Acres

Oliver, Oliver, British Columbia

This charming property offers incredible versatility, whether you're looking to live, invest, or develop. Sitting on a flat 0.25 acre lot with back alley access, it's zoned RS1, allowing for multi-family development, carriage house, a home-based business, bed & breakfast, or vacation rental. The possibilities are endless! Perfectly located in a quiet, friendly neighborhood, you're just minutes from downtown, the rec center, river, hike/bike path, and more—offering the best of both convenience and lifestyle. Inside, the main floor features a bright open layout with a cozy living and dining area and all three bedrooms together on one level. The unfinished loft provides a blank canvas for your ideas—whether it's an office, studio, or extra living space—while the large 1430SF unfinished basement offers laundry, abundant storage, potential for another bedroom, rec room or secondary suite, and room to expand! Recent upgrades include new electrical and flooring, giving you a solid base to build upon. Outside, you'll appreciate the 20x30 detached garage with 60-amp panel, an abundance of parking for vehicles, toys, and RVs, plus the wide open yard with room to grow. This is a rare opportunity with so much potential for families, developers, or investors alike. \*Some photos are digitally staged\* (id:6289)

Built in 1945



## Essential Information

Listing #	10361833
Price	\$545,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,430
Acres	0.25
Year Built	1945
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	6487 Badger Street
Subdivision	Oliver
City	Oliver
Province	British Columbia
Postal Code	V0H1T3

## Amenities

Amenities	Golf Nearby, Park, Recreation, Schools, Shopping, Ski area
Features	Level lot
Parking Spaces	7
Parking	Additional Parking, Detached Garage, RV
# of Garages	1
View	Mountain view

## Interior

Appliances	Range, Refrigerator, Washer & Dryer
Heating	See remarks
Cooling	Window air conditioner
# of Stories	1

## Exterior

Exterior	Stucco
Exterior Features	Level
Roof	Asphalt shingle

## Additional Information

Zoning

Residential

## Listing Details

Listing Office

Century 21 Amos Realty



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